

VANDERBILT TOWERS OF NAPLES, INC.
FUTURE MAJOR REPAIRS AND REPLACEMENTS - Proposed for 2015
PROJECTED EXPENDITURES

Description	2013	2014	2015	2016	2017	2018	2019
Asphalt Overlay							
Asphalt Sealcoat/Rejuvenation		5,845					5,900
Balcony Testing		2,852	35,000				
Balcony Repairs		27,273		370,000			
Boat Docks Restoration							
Brick Pavers, Building Entrance							
Elevator Mechanical Modernization							
Entrance Canopy Replacement						7,000	
Fire Alarm System Modernization					132,000		
Flooring Carpeting							
Flooring Tile							
Flooring, Wood Laminate							
Furniture Replacements						25,000	
Generator Installation							
HVAC Units Allowance							
HVAC, Roof Exhaust Fans							
Kitchen Renovation/Remodel							
Painting & Waterproofing Building					23,000		
Pool Deck Furniture Replacement							
Pool Deck Restoration							
Pool Fencing & Gates							
Pool Heater Replacement							
Pool Interior Resurfacing							
Roof Replacement							
Seawall Restoration							
Washer and Dryer Replacement		1,491	18,500				
Water Heater Repair/Replacement						5,000	
Doors & Locks	30,446						
Projected Cash Outflow	30,446	37,461	53,500	370,000	155,000	37,000	5,900
Beginning Cash Balance	379,818	404,272	417,726	428,221	122,216	31,211	58,206
Annual Reserve Requirement	55,900	50,915	63,995	63,995	63,995	63,995	63,995
Ending Cash Balance	404,272	417,726	428,221	122,216	31,211	58,206	116,301

Quarterly Reserves Assessment = \$ 63,995/93/4 = \$172

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
			5,900				5,900		
		6,000						7,000	
		32,000							7,100
								25,000	
6,000									
	28,000							28,000	
	9,000								
12,000									
7,400				11,500					
	16,000								
						150,000			
					20,000				
								5,000	

25,400	53,000	38,000	5,900	11,500	20,000	150,000	5,900	65,000	7,100
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116,301	154,896	165,891	191,886	249,981	302,476	346,471	260,466	318,561	317,556
63,995	63,995	63,995	63,995	63,995	63,995	63,995	63,995	63,995	63,995
154,896	165,891	191,886	249,981	302,476	346,471	260,466	318,561	317,556	374,451

2030	2031	2032	2033	2034	2035	2036
		22,000				
	5,900				5,900	
			25,000			
16,000						
	220,000					
			0			
				32,000		
					34,000	
6,000						
40,000						
					28,000	
			9,000			
			16,000			
						30,500
					15,000	

62,000	225,900	22,000	50,000	32,000	82,900	30,500
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1,545,961

374,451	376,446	214,541	256,536	270,531	302,526	283,621
63,995	63,995	63,995	63,995	63,995	63,995	63,995
376,446	214,541	256,536	270,531	302,526	283,621	317,116